



Tiger Beer and Wine (pictured above) is one of the many relocated businesses staying near their previous spaces in Town Center. Its new home is at 303 N. Washinton St.

# Many Relocated Businesses: Staying Close to Former Homes

One of the most significant concerns in building a new Town Center that would benefit the entire City of Rockville for decades to come was the immediate impact the plans would have on almost two dozen businesses that were located in the shopping center on North Washington Street that is owned by Federal Realty Investment Trust. This center, which is anchored by Magruder's grocery store, will be replaced by several key elements of the redeveloped downtown, including a new parking garage.

As the start of construction looms closer, much progress has been made toward relocating the 23 businesses. As of mid-January, 15 of the business had either been relocated or had commitments to relocate. City relocation specialists

were working with six other businesses. Two of the businesses indicated they likely would close.

Most encouraging is that 11 of the 15 businesses that have announced relocation plans are relocating in, or close to, the current Town Center area.

The City is paying for businesses to relocate. For any business that will return to the new Town Center in two years, the City also will pay additional relocation costs.

"High among the priorities of the Mayor and Council when we started this project was to have many of the businesses that have been part of our old downtown return as part of our new downtown," said Rockville Mayor Larry Giammo. "We think that is being accomplished."

Among the relocation plans, the City has tentatively agreed to make Rockville Arts Place the main tenant in the new cultural arts building that will be adjacent to the new Rockville Regional Library. During construction, Rockville Arts Place will relocate to nearby Gaithersburg.

Plans call for groundbreaking of the Rockville Town Square section of Town Center to take place in the spring. The first retail businesses are scheduled to open in spring 2006. ■

*NOTE: Approximately 25 retail businesses and offices located at the corner of Hungerford Drive and Beall Avenue also will be eligible for relocation assistance. The City will be working with these businesses and offices in the near future.*

## New Regional Library: The Next Page For Readers

The new Rockville Regional Library that will anchor the first phase of the City's downtown re-development will be more than just the largest library in the Montgomery County system. This building—in structure, content and atmosphere—will be a place of appeal to county residents of all desires and needs.

"We want this library to be a community meeting place," said Daniel Beavin, director of the Rockville Library. "We want groups of people of all types to discover what a library can be."

The major elements of the library, which will be located on the corner of Beall Avenue and the new extended portion of Maryland Avenue, have remained consistent. But in recent months, the factors that will make the Rockville Regional Library special have taken shape.

The library building, which is scheduled to open in 2006, will face the new public town square. The building overall will be about 90,000 square feet, with about 63,000 square feet devoted to the library and the remainder set aside for administrative offices, including an office for Rockville

Friends of the Library.

At the urging of Rockville's Mayor and Council, the original design was recently modified to include a second entrance and second book drop that will allow users to conveniently return books.

Beavin said the public will be appreciative of two large meeting rooms that can each accommodate more than 100 people and will be available to public groups.

One exciting element still under design is an oversized display of monitors that will be visible from the public square. Messages



on the board could be as varied as local information or could display current news headlines.

The new library will be among the topics of discussion when the Rockville Friends of the Library/Library Advisory Committee meets on Tuesday, Feb. 10, at 6 p.m. in the upper level board room of the current library. ■  
[See box below for more special elements that will be part of the new Rockville Regional Library.]

### Stacking Up the New Library

The new Rockville Regional Library will include the following special features not found in most Montgomery County libraries:

- Two public meeting rooms that each will accommodate more than 100 people
- Extensive display space that can be used for art exhibitions or exhibitions of special projects
- An enhanced section of legal books and materials
- State and local government documents that are not normally readily available to the public

- A "Children's Resource Center" that will contain helpful materials for providers of child care
- A special business section that makes available information for owners of small businesses and people looking to start small businesses
- An oversized media display that can be viewed from the public town square. The display will broadcast information and possibly news headlines.

### Relocation Status of Local Businesses

Listed below is the relocation status of businesses that were part of the Federal Realty-owned shopping center on North Washington Street that will be closed to pave way for the new Rockville Town Center. Where relevant, new addresses of the business are listed.

#### Relocated

- The Bargain Box  
398 Hungerford Drive, Rockville
- Bio Medical Applications  
7524 Standish Place, Rockville
- Tiger Beer and Wine  
303 North Washington Street, Rockville

- Magruder's Farmer's Market  
(original store will remain until demolition)  
College Plaza, 15108 Frederick Road, Rockville
- Q.L. Barbers  
199 East Montgomery Avenue, Rockville
- Sir Speedy  
10 North Washington Street, Rockville
- Treasure Chest Fine Jewelry  
(Now trading as Sandy Allison Diamonds and Fine Jewelry)  
9845 Georgetown Pike, Great Falls, Va.
- Zi Pani  
1129 Pennsylvania Avenue S.E., Washington D.C.

#### Planned Relocations

- Chevy Chase Bank (temporary location) at Maryland Avenue and East Middle Lane, Rockville

- Great Harvest Bread  
Federal Plaza, Rockville
- Guiseppi's Pizza Plus  
199 East Montgomery Avenue, Rockville
- Rockville Arts Place  
9300-9304 Gaither Road, Gaithersburg
- The UPS Store  
451 Hungerford Drive, Rockville
- The Waygoose  
4848 Bethesda Avenue, Bethesda
- Tuesday Morning  
Congressional Shopping Center, Rockville



### Want more information on Town Center?

- [www.rockvillemd.gov](http://www.rockvillemd.gov)
- The Rockville Channel (TRC 11)
- 240-314-8200